

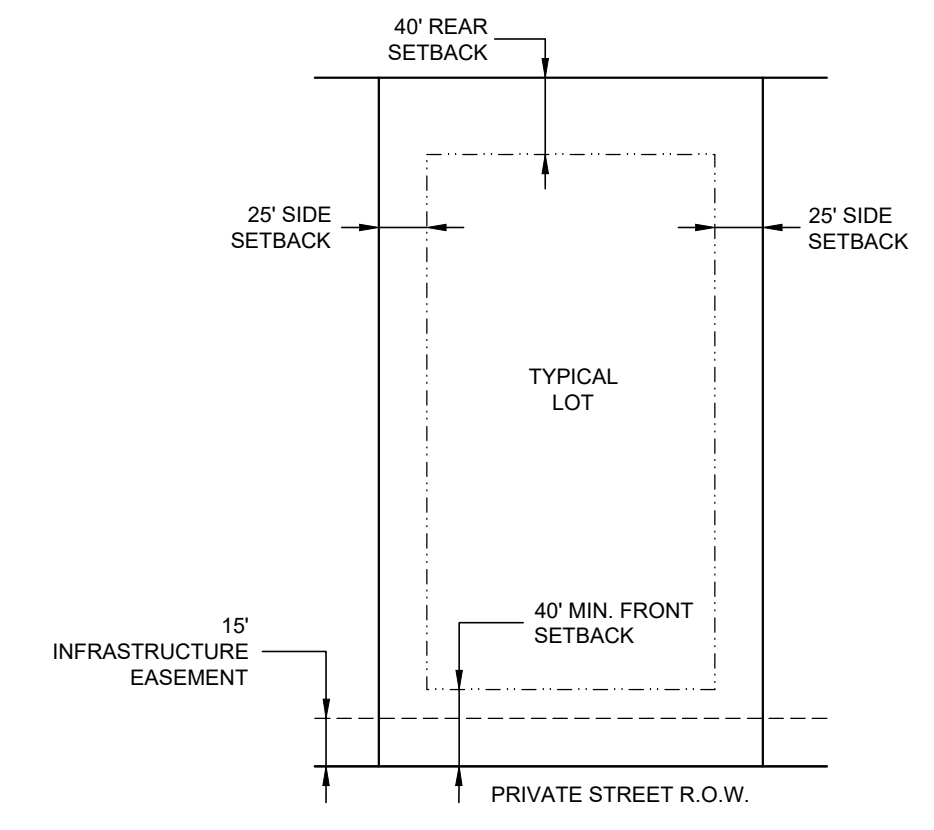
VICINITY MAP
1"=1000'

C1
Delta=137°23'46"
A=239.80'
R=100.00'
T=258.46'
Ch=186.34'
Brg=30°29'38" W

Line	Bearing	Distance
L1	S 73° 13' 22" E	62.67'

LEGEND

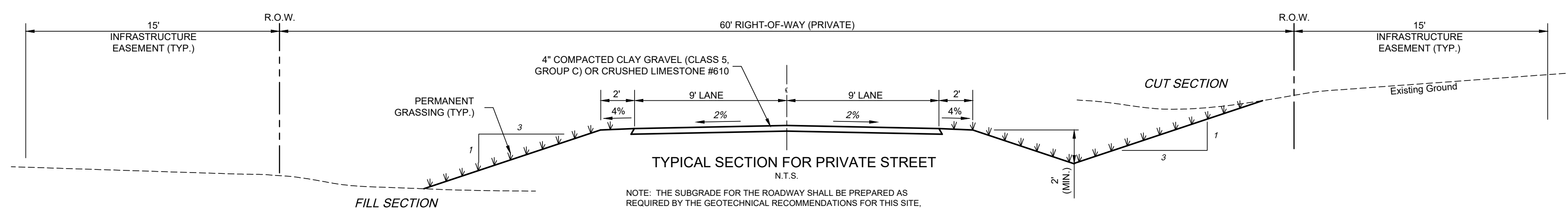
- PROPERTY LINE
- - - - - EXISTING RIGHT OF WAY
- - - - - EXISTING EASEMENT
- - - - - EXISTING ADJACENT PROPERTY LINE
- - - - - EXISTING LOT LINE
- PROPOSED LOT LINE



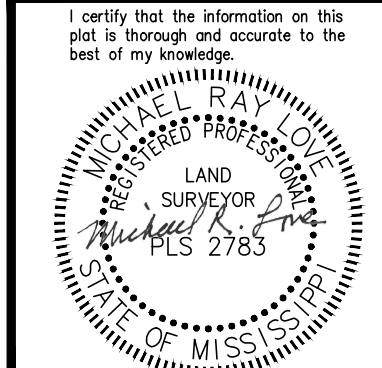
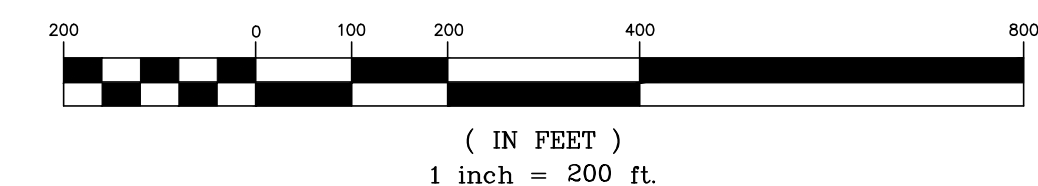
TYPICAL LOT DETAILS

GENERAL PROJECT INFORMATION & NOTES:

- CURRENT ZONING - A-1, AGRICULTURAL DISTRICT
 TOTAL ACREAGE - ±62.20 AC
 TOTAL LOTS - 11
 AVERAGE LOT SIZE - 5.65± AC
- MINIMUM SETBACK REQUIREMENTS:
 FRONT - 40'
 SIDE - 25'
 REAR - 40'
- NOTES:
 1. WATER SHALL BE PROVIDED BY CANTON MUNICIPAL UTILITY BUT BELONG TO BEAR CREEK WATER ASSOCIATION.
 2. SANITARY SEWER SHALL BE INDIVIDUAL ON-SITE SEWER.
 3. THIS PARCEL IS LOCATED IN FLOOD ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP NOS. 28089C0395F & 28089C0415F, COMMUNITY PANEL NOS. 280228 0395 F & 280228 0415 F, EFFECTIVE DATE MARCH 17, 2010, EFFECTIVE DATE MARCH 17, 2010.
 4. THIS PLAT IS PRELIMINARY AND NOT INTENDED TO BE A FINAL PLAT. LOT LINES ARE SUBJECT TO CHANGE PROVIDED MINIMUM REQUIREMENTS OR ORDINANCES ARE MET.
 5. DATE OF FIELD SURVEY: 09/14/2023



GRAPHIC SCALE



BENCHMARK
 ENGINEERING & SURVEYING, LLC
 CIVIL • STRUCTURAL • PLANNING • SURVEYING • UAV MAPPING
 BRANDON | FLOWOOD | MADISON
 www.benchmarkms.com EST. 2004

REVISIONS:

DATE	BY	REVISIONS
11-16-23	GAB	SCALE: 1"=200'
		CHECKED: GAB
		REF C/L:
		EG SURFACE:
		FG SURFACE:

PROJECT LOCATION:
 STOUT ROAD
 MADISON COUNTY, MS
 CLIENT:
 STOUT ROAD, LLC

PROJECT:
 THE MEADOWS AT STOUT FARMS, PART 4
 SHEET CONTENTS:
 PRELIMINARY PLAT

SHEET NUMBER
 1 of 1
 PROJECT NUMBER
 B-9507